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Department of Housing and Community Development
Division of Housing Policy Development
1800 3rd Street, Room 430
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Sacramento, CA 94252-2053

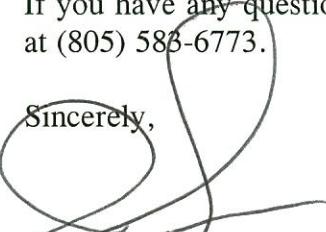
SUBJECT: ANNUAL REPORT ON THE STATUS OF THE SIMI VALLEY GENERAL PLAN

Dear Sirs:

On September 12, 2005, the Simi Valley City Council approved the Annual Report on the Status of the Simi Valley General Plan (attached) for 2004. Pursuant to California Government Code Section 65400(b), a copy of the report is being forwarded to your office.

If you have any questions concerning the report, please contact Eric Chen, Associate Planner, at (805) 583-6773.

Sincerely,


Peter Lyons, Deputy Director/City Planner
Department of Environmental Services

Attachment

cc: Director of Environmental Services
Senior Planner, S. Freed
Associate Planner, E. Chen

CITY OF SIMI VALLEY
MEMORANDUM

Agenda
Item: Consent (10)
Date: 9-12-05

September 12, 2005

TO: City Council
FROM: Department of Environmental Services
SUBJECT: SIMI VALLEY GENERAL PLAN - ANNUAL STATUS REPORT FOR 2004

RECOMMENDATION

It is recommended that the City Council receive and file the annual report on the status of the General Plan, and direct staff to forward copies to the California Department of Housing and Community Development and the Office of Planning and Research.

BACKGROUND AND OVERVIEW

Following the adoption of a general plan, State law requires a city's planning agency to: (1) investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan; and (2) provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. This process is required be completed prior to October 1 of each year.

On August 16, 2005, the Planning Commission reviewed the Simi Valley General Plan Annual Status Report for 2004 (Exhibit A), and voted 4:0 (Chairperson Fried absent) to recommend that the City Council receive and file this report.

FINDINGS AND ALTERNATIVES

The following summarizes the report that was recommended for approval by the Planning Commission.

1. Approved General Plan Amendment during 2004

A. General Plan Amendment 58

Applicant: Greenpark Runkle Canyon, LLC
Request: Revise the General Plan Land Use Map, Circulation Element (Street Standards), and Trail Standards to conform to the Runkle Canyon Specific Plan.
Status: Approved on April 26, 2004

2. Status of General Plan Implementation Measures and Compliance with General Plan Guidelines

- A. Attachment 1 of the Planning Commission staff report (Exhibit A, page 7) includes the current status for each of sixty-three (63) General Plan Implementation Measures.
- B. Attachment 2 of the Planning Commission staff report (Exhibit A, page 15) confirms that the City utilizes advisory guidelines developed by the State Office of Planning and Research for the preparation and amending of the City's General Plan.

3. Housing Element Implementation

- A. The City is continuing to implement the General Plan's Housing Element through continuation of its many programs and projects targeting assistance to low- and moderate-income households. Twelve new loans were funded to individuals under the Home Rehabilitation and First Time Home Buyers programs. Vintage Paseo Senior Apartments, a complex containing 176 units with 86 affordable units near the Paseo Simi shopping center, began its lease up process late in the year. Two affordable projects were successfully negotiated during 2004.
- B. Table 1 on page 4 of Exhibit A identifies the 1998-2005 Regional Housing Needs Assessment (RHNA) projections for Simi Valley, which were adopted by Southern California Association of Governments (SCAG) in November 1999, and subsequently accepted by California Department of Housing and Community Development (HCD). The City has complied with the 1998-2005 RHNA numbers by providing in the Housing Element a land use inventory that identifies appropriately zoned sites to accommodate the development of housing units identified in the adopted RHNA projections. Table 1 also identifies the City's adopted housing goals, which are incorporated into the Housing Element. The housing goals represent the number of dwelling units that were anticipated to be built within the city during the Housing Element cycle ending on June 30, 2005. Furthermore, Table 1 indicates that the City was close to achieving its housing goals for all income categories by the end of 2004.

It should be noted that this report addresses only the Housing Element figures for RHNA and the City's adopted housing goals cover a 7 ½ -year period, as required by State law. Also on tonight's agenda is the CAPER which reports on Housing accomplishments pursuant to the Federal government requirements that encompasses a 5-year period and shows different figures.

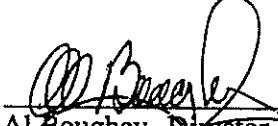
The following alternatives are available to the City Council:

1. Receive and file the annual report on the status of the General Plan, and direct staff to forward copies to the California Department of Housing and Community Development and the Office of Planning and Research;
2. Modify and approve the report;
3. Provide staff with further direction.

Staff recommends Alternative No. 1.

SUMMARY

As required by State law, the Planning Commission has forwarded to the City Council an annual report on the status of the Simi Valley General Plan and progress in its implementation, including the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. It is recommended that the City Council receive and file the report and direct staff to forward copies to the California Department of Housing and Community Development and the Office of Planning and Research.



Al Boughey, Director
Department of Environmental Services

INDEX

Exhibit A – Planning Commission Staff Report of August 16, 2005

EXHIBIT A

CITY OF SIMI VALLEY MEMORANDUM

August 16, 2005

TO: Planning Commission

FROM: Peter Lyons, Deputy Director/City Planner

SUBJECT: SIMI VALLEY GENERAL PLAN - ANNUAL STATUS REPORT FOR 2004

RECOMMENDATION

It is recommended that the Planning Commission forward the status report on the Simi Valley General Plan to the City Council with a recommendation that it be received, filed, and forwarded to the California Department of Housing and Community Development and the Office of Planning and Research.

BACKGROUND AND OVERVIEW

Following the adopting of a general plan, a city's planning agency is required by Government Code Section 65400 to:

- "(a) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or elements of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
- (b) (1) Provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development of the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to paragraph (3) of subdivision (c) of Section 65583.
- (2) The housing portion of the annual report required to be provided to the Office of Planning and Research and the Department of Housing and Community Development pursuant to this subdivision shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the Administrative Procedures Act (Chapter 3.5 (commencing with Section 11340) of, Chapter 4 (commencing with Section 11370) of, Chapter 5 (commencing with Section 11500) of, Part 1 of Division 3 of Title 2). This report shall be

provided to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on or before October 1 of each year."

In response to the above, this report contains: 1) a review of general plan amendments approved during 2004; 2) a review of the status of measures required by Sections 65400(a) and (b) to implement the General Plan; 3) a review of the extent to which the approved general plan complies with the guidelines for the preparation of a general plan adopted by the State Office of Planning and Research and; 4) a discussion of the City's progress in fulfilling its share of regional housing needs and efforts to remove government constraints to the development of housing for all income levels.

Also included in this report is information regarding the status of General Plan Implementation Measures as to:

- a) serving as a guide for orderly growth and development;
- b) serving as a guide for preservation and conservation of open-space land and natural resources; and
- c) the efficient expenditure of public funds relating to the subjects addressed in the General Plan.

1. 2004 General Plan Amendment

The following General Plan Amendment was considered by the City Council in 2004:

General Plan Amendment 58

Applicant: Greenpark Runkle Canyon, LLC
Request: Revise the General Plan Land Use Map, Circulation Element (Street Standards), and Trail Standards to conform to the Runkle Canyon Specific Plan.
Status: Approved on April 26, 2004

2. Status of General Plan Implementation Measures

Each General Plan element contains a number of implementation measures intended to achieve the goals and policies of that element. Following the adoption of the General Plan in October 1988, a list of all implementation measures was presented to the City Council in order to discuss budgetary implications and obtain City Council direction or prioritization. Attachment 1, page 7, summarizes each of the adopted implementation measures, indicates which department has been assigned responsibility for completing the task, and describes the current status of the work program to ensure compliance with Government Code Section 65400(a).

3. Compliance with General Plan Guidelines

The last major update of the City's General Plan was completed in 1988, however, individual elements have been revised since that time. The following is the date of the last complete review and revision for each element: Land Use (1988, with a limited statistical update in 1993); Housing (2000); Open Space (1993); Conservation (1993); Safety (1999); Air Quality (1991); Circulation (1988); Noise (1988); Recreation (1988); Community Services (1988); and Economic Development (1988).

When preparing a general plan or amendment, local communities are encouraged to follow advisory guidelines on the content of these documents that have been prepared by the State Office of Planning and Research. Attachment 2, page 15 lists those items which the State guidelines indicated should, at a minimum, comprise the seven general plan elements mandated by State Law, provides references as to the location of those components in the City's adopted General Plan, and confirms that the seven mandated elements conform to State guidelines.

4. Housing Element Implementation

This section reviews the City's progress toward the implementation of its Housing Element from January 1 to December 31, 2004, including an analysis of the City's progress in meeting the projected regional housing needs. The City's share of the regional housing need projections have been published by the Southern California Association of Governments (SCAG) as a part of the Regional Housing Needs Assessment (RHNA) figures for Ventura County from January 1, 1998 to June 30, 2005. This report also addresses the City's efforts in producing housing for families of all income levels, and in assisting very low-, low- and moderate-income households through the provision of new affordable apartments, home rehabilitation loans, first time home buyer assistance, and rental assistance for very low- and low-income residents, both senior and non-senior citizens.

On March 13, 2002, the Department of Housing and Community Development (HCD) indicated that the City's Housing Element, adopted in 2000, met the requirements of State law.

City's Regional Housing Needs Assessment

SCAG is responsible for assessing and establishing housing production goals for all jurisdictions within its regional area, including the City of Simi Valley. The 1998-2005 RHNA, which was adopted by SCAG in November 1999, incorporates the City of Simi Valley RHNA projections that have been accepted by HCD. Table 1 represents the RHNA numbers for the City of Simi Valley, as well as the progress achieved through 2004 with respect to units finalized for occupancy.

TABLE 1
DWELLING UNIT COMPLETIONS TOWARD MEETING THE CITY'S
ANNUAL REGIONAL HOUSING NEEDS PROJECTIONS
[BASED UPON THE 1998-2005 REGIONAL
HOUSING NEEDS ASSESSMENT (RHNA)]

	Very Low Income*	Low Income*	Moderate Income*	Upper Income*	Total Units
Adopted RHNA Over Current 7½ Year Housing Element Cycle	662	359	717	1,162	2,900
City's Housing Goals During the Current Cycle	414	254	685	3,572	4,925
Cumulative Dwelling Units Completed January 1998 thru December 2004	377	245	671	3,568	4,860

* In 2004, homes priced below \$120,000 were considered affordable to very-low income households (maximum income limited to \$40,300 for a family of four); homes priced below \$220,000 were considered affordable to low-income households (maximum income limited to \$64,500 for a family of four); homes priced below \$375,000 were considered affordable to moderate-income households (maximum income limited to \$92,900 for a family of four); and, homes priced above \$375,000 were considered affordable to upper-income households. These price estimates are based on the requirements of Section 50052.5 of the California Health and Safety Code.

Residential construction activity increased overall during calendar year 2004 by approximately 228%, which resulted in 809 new dwelling units last year. Table 1 indicates that the City is very close to meeting its annual regional housing goals projections for all income categories. During 2004, 101 very low-income units and 147 moderate-income units were completed as a result of the development of the Vintage Paseo and Hidden Valley apartment projects. In the moderate-income category, 216 new units were completed and in the upper-income category, 345 units were built.

Thirty-percent (30%) of the residential building permit allocation grants are currently reserved for developers that provide a minimum of twenty-five percent (25%) of the units for very low/low-income households. This incentive has encouraged the development of new affordable housing units in the City and is expected to provide for the development of housing for very low- and low-income households in the future.

Home Rehabilitation Projects

Home rehabilitation loans are available under the City's Home Rehabilitation Program to very low-, low- and median-income homeowners who are in need of financial assistance in order to make home repairs. Home rehabilitation loans are available in the following maximum amounts: 1) \$25,000 deferred loans at a two (2) percent interest rate to qualifying very low- and low-income homeowners, and 2) \$25,000 direct amortization loans to low-, and median-income homeowners at a below market interest rate, and 3) \$10,000 deferred loans at a zero (0) percent interest rate to qualifying very low-, low-, and median-income homeowners, for exterior items only.

During 2004, eight (8) new home rehabilitation projects were funded using HOME, CDBG and Community Development Agency (CDA) allocations. It is anticipated that the number of funded projects will increase to approximately 17 in the coming year.

Affordable Housing Preservation

The Housing Element indicates that the City will seek to preserve the existing affordable housing stock through the implementation of programs designed to ensure continued maintenance. In addition, the City will continue efforts to identify those units that are potentially at risk of losing affordability.

Other Affordable Housing Programs

The City's First-Time Homebuyer Assistance Program (FTHB), provides down payment assistance to a maximum of \$100,000 for lower-income homebuyers, and \$65,000 for median-income homebuyers. During the past year, four (4) first time homebuyers purchased homes under the Program and 17 new applications were received.

During 2004, the City continued its participation in offering first time homebuyers assistance through the Ventura County Regional Mortgage Credit Certificate (MCC) Program. Under the MCC Program, low- and moderate-income households are assisted by providing them with a federal income tax credit of up to 20% of the annual interest paid on their home mortgage. Due to the dramatic increase in home prices and the availability of low mortgage rates, only one (1) Simi Valley homebuyer received assistance under the MCC Program during 2004.

The Senior Rent Subsidy Program is an ongoing program designed to provide rental assistance payments to an average of forty-one (41) seniors on the Section 8 program waiting list. During 2004, an average of thirty-eight (38) senior households received assistance under the program. In addition, the Area Housing Authority of Ventura County (AHA) provides Section 8 rental assistance payments to very low-income households within the City.

The Mobile Home Rent Subsidy Program for Seniors was approved by the City Council/Agency Board on August 21, 2000, to assist very low- and low-income senior households affected by space rent increases in the City's mobile home parks that are regulated by the City's Mobile Home Rent Mediation Resolutions. The Program provides assistance with space rent increases to very low- and low-income seniors living in mobile home parks who are paying over thirty (30) percent of their adjusted monthly income for housing expenses. By December 2004, forty-six (46) senior households were receiving the monthly subsidy.

The Security Deposit Assistance Program provides up to \$1,200 to help very low-income households within the City who are receiving rental assistance through the Section 8 program administered by the Area Housing Authority or the City's Senior Rent Subsidy Program. The Program was set up to offset increased security deposit costs upon lease

renewal or for new Simi Valley residents on Section 8 moving into the area that could not pay the entire security deposit. During 2004, six (6) families were assisted with the expenditure of \$5,965.

The Eviction Prevention Assistance Program provides up to \$1,200 per household to help very low-income families who are in danger of becoming homeless due to the loss of permanent rental housing within the City. Eleven Simi Valley residents received a total of \$9,182 during 2004. The Commission on Human Concerns administers both the Security Deposit Assistance and the Eviction Prevention Assistance Programs.

Standards and Provisions for Future Residential Development

All housing developments are reviewed to determine consistency with the City's Zoning Ordinance and General Plan requirements, which helps to ensure orderly and efficient growth patterns within the community. The General Plan preserves open space and natural resources within the community by identifying areas suitable for development, and by designating over 31,000 acres of land as open space. New housing, including affordable housing, is approved for development in areas that are either already served or are proposed for development with infrastructure and utilities to ensure that an efficient expenditure of public funds is achieved.

GENERAL PLAN IMPLEMENTATION MEASURES
PROJECT STATUS DECEMBER 2004

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Consistency Zoning	ES-1	Develop a new 8 1/2 x 11 format for the Zoning Maps and revise the maps to reflect land use changes resulting from the 1988 update of the General Plan.	Complete
New Park Zone	ES-1	Work with the Rancho Simi Recreation and Park District to develop a new Park zone.	Project implementation pending staffing availability.
Air Quality Element	ES-2	Adopt an Air Quality Element for the General Plan.	Complete. Adopted April 1991.
Safety Element	ES-3	Adopt updated technical standards for the seismic portion of the Safety Element.	Complete. Adopted July 20, 1992. Revised July 26, 1999.
Kadota Fig	ES-4	(1) Conduct a survey of the Kadota Fig Area to determine appropriate land uses for the area; and (2) Adopt a Specific Plan(s) for the Kadota Fig Area.	Complete. City Council adopted Southeast Kadota Fig Specific Plan on December 9, 1996
Data Collection Program	ES-5	Establish a program to organize and coordinate the ongoing land use/housing data collection efforts of the Department of Environmental Services.	Ongoing. To be coordinated with other Division/Departments.
Prescreening Review Process	ES-6	Revise the General Plan Amendment application procedure to ensure that the process provides for pre-screening of amendments in order to expedite the General Plan Amendment review process.	Complete. Pre-screening process approved by the City Council July 1989.
Review of Industrial Projects Near Residential	ES-8	Provide for additional project review and higher development standards for all industrial uses located near residential areas (Overlay designation or amendment to existing zones.)	Deferred by City Council.
Noise Ordinance and Vibration Standards	ES-7 ES-10	Develop and adopt a Noise Ordinance which specifies acceptable limits of noise for land uses throughout the City. The ordinance should address mobile as well as stationary sources and nuisance noise. Revise Development Code and review process to include study of vibration impacts in new developments.	Complete. Changes to Municipal Code adopted on January 24, 2000.
Feasible Noise Mitigation	ES-9	Identify areas which do not currently meet acceptable exterior noise level standards and identify feasible means of obtaining acceptable levels.	Deferred. Per Council budget action, June 1992.
Development Code Changes	ES-11	Revise Development Code to: 1) reflect changes in terminology such as Target Density to Development Range, the use of Bonus Range, and Intermediate to Moderate; 2) reflect the new Commercial Land Use Designations: Neighborhood, District, and Regional Commercial; 3) revise Commercial, Regional, and Recreational Zone to reflect low intensity uses; 4) revise all commercial zones to incorporate new FAR standards; and 5) reflect changes in Business Park and Light Industrial definitions and incorporate new FAR standards.	Complete. Items 1 & 2 completed in 1989. Remaining items part of Z-S-430 adopted by City Council in March 1994.
Commercial Development Standards	ES-12	Revised Section 9-1.1103 (c) of the Development Code to provide for separate development standards for older commercial areas undergoing redevelopment.	Complete. Approved by City Council November 1991.

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Hazardous Materials Notice	PW (formerly ES-13)	Comply with federal and state regulations requiring commercial and industrial producers, users, and transporters of hazardous materials to post notice on buildings, storage facilities and vehicles.	Complete. Incorporated in City's Hazardous Materials Management Plan.
Flood Hazard Overlay Zones	ES-14	Add Flood Hazard Overlay Zone to the Development Code and appropriate sites (when information becomes available).	Complete. Ordinance approved by Council Sept. 1991. Areas shown in new Safety Element.
Reduce Personal Auto Use/Encourage Alt. Trans. Means	ES-15	Develop a public education program dealing with alternative transportation sources and restrained use of the automobile to help alleviate air pollution and traffic congestion.	Project deferred.
Recycle and Separate Solid Waste	CS (formerly ES-16)	Encourage the recycling and separation of solid waste materials.	Ongoing/complete. Superseded by City's solid waste recycling program.
Community Facilities Funding/Fee Study	CM (formerly ES-17)	Research a potential fee system for the establishment of community activity facilities.	Complete. Per Council action, October 20, 2001, a regional shopping center is undergoing development at the northeast corner of First St. and the 118 Freeway. Site was formally approved for use of CDA property as the interim fairgrounds location.
Transportation System Management Ordinance	ES-18	Develop and adopt an ordinance requiring all employers of 100 or more employees to develop transportation management plans.	Complete. Superseded by APCD Rule 210.
Scenic Roadway Standards	ES-19	Revise the Development Code to include design standards for projects adjacent to scenic roadways.	Guidelines for signs adjacent to scenic roadways presented to the Planning Commission for discussion in June 1999. Not part of new development code.
Recreational Use of Flood Channels Study	ES-20	Work with the Rancho Simi Recreation and Park District and the Ventura County Flood Control District to investigate ways that flood control rights-of-way may be used for recreational purposes.	Project implementation pending staffing availability. Funds were set aside for fiscal year 2005-2006, Budget in conjunction with the Park District to conduct a visioning process to develop improvement strategies for the Arroyo Simi flood channel.
Trail Dedication Criteria	ES-21	Revise development criteria to require the dedication of right-of-way or public easements and improvements (where applicable) for the ultimate development of the master trail system.	Project implementation pending staffing availability.
Park Dedication Standards for Seniors	ES-22	Revise Municipal Code to allow for waiver or reduction of park dedication fees for senior, market rate and affordable housing projects.	Project complete per update of Park Dedication Fees, February 1998.
Condominium Conversion Ordinance	ES-23	Amend the Development Code to regulate condominium conversions.	Deferred. Per Council action December 1993.
Development Rights Transfer Ordinance	ES-24	Add provisions to the Development Code to regulate transfer of Development Rights (TDR) process.	Deferred. Per Council action July 20, 1992.

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Emergency Shelter Zone Ordinance	ES-25	Modify the Development Code to designate zones for emergency shelters and transitional housing.	Complete. Approved by Council November 1991.
Street Tree Master Plan and Ordinance	PW (formerly ES-26)	Adopt a master plan for street trees which categorizes all existing trees, makes recommendations for replacements and establishes criteria for areas of future conservation. Amend the SVMC to require compliance and eliminate obsolete provisions.	Transferred to Public Works/ Maintenance; tree inventory presently underway for use in future development of a street tree master plan.
Tree Preservation Ordinance Amendment	ES-27	1) Revise the Tree Preservation Ordinance to require a permit for removal of mature trees from vacant or underdeveloped property; and 2) Incorporate provisions into the Landscape Manual.	Complete. Council approved revised ordinance January 1992. A later amendment was approved in December 1999.
Reclamation Plan Requirement Ordinance	ES-28	Amend the Development Code to require reclamation plans for resource extraction industries and landfills.	Deleted. City has no extractive industries and landfill (which is not within the City) is already so conditioned.
Wildlife Corridor Protection Study	ES-29	Identify all potential wildlife corridors and adopt measures to protect them.	Complete. Approved by Council December 1993.
Landscape Design Manual	ES-30	1) Develop a Landscape Manual. For the review of public and private projects; and 2) Relocate existing SVMC and other landscaping standards to the manual.	Complete. Landscape Design Guidelines adopted by City Council in October 2001.
Prohibition of Mini-Malls	ES-31	Amend zoning ordinance to restrict multiple tenant retail centers on former service station sites or other remnant parcels less than one acre in size.	Complete. Approved by Council November 1991.
Overlay Zone for Multi-Parcel Review	ES-32	Amend the zoning map to reflect those multiple parcel areas which need a plan of overall development to assure adequate review occurs.	Project inactive. Direction for multi-parcel review established through conditional designations in General Plan Appendix C or in Zoning Ordinance Article 99.
Roof Top Equipment Standards	ES-33	Amend the Development Code to adopt standards concerning the screening of rooftop equipment.	Complete. Approved by Council November 1991.
Freeway Corridor Roof Design Standards	ES-34	Adopt design guidelines to regulate roof design for structures within the freeway corridor.	Complete. Approved by Council November 1991.
Review of 1-4 Unit Projects	ES-35	Revise the Development Code to require an administrative planned development permit for proposed residential projects of four or fewer units to ensure compatibility with existing neighborhoods.	This standard is being proposed in the Development Code update which is currently under review.
Standards for Oil Pumping	ES-36	Re-examine Section 9-1-706 of the Development Code to ensure that adequate development criteria exists for the separation of oil pumping, storage, and processing facilities from residential areas.	Complete. Approved by Council November 1991.

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Land Development Manual	ES-37	Develop and adopt a new Land Development Manual which includes policies and standards for the design and development of infrastructure improvements associated with the development or redevelopment of property, including circulation, drainage, utilities and funding mechanisms.	Deferred; Per Council budget action June 1992.
Solar Energy Design Standards	ES-38	Prepare a list of design features to be used in evaluating proposals to achieve reductions in energy use via active and passive solar design.	Complete. New standards related to the Permit Allocation System adopted by the Council in May 2002.
Residential/Commercial Mixed Use Design Standards	ES-39	Develop zoning standards by which a residential/commercial project can occur on a case-by-case basis in certain commercial zones.	Ongoing. Addressed on a case-by-case basis. SB-66 revised Regional Commercial designation to allow residential.
Air Quality Guidelines Air Qual. Elemt. XIII-A	ES*	Develop and implement guidelines for preparation of air quality impact analyses. Guidelines shall be utilized to estimate emissions from projects and to guide the development of trip reduction plans and other air quality mitigation measures.	Deleted. Superseded by County Air Pollution Control District October 2003 Guidelines.
Transit or Commuter Connection Points Air Qual. Elemt. XII-N	ES*	Designate areas throughout the city for transit or commuter connection points.	Transit revised its route structure in August 1999 to ensure that all routes connect at the Civic Center site to facilitate transfers between routes.
Truck Load Cover Ord. Elemt. XII-M Air qual. Elemt. XII-M	ES*	The City shall investigate the adoption of an ordinance requiring that trucks hauling dirt, sand or gravel on City streets include load covers.	Deleted. Superseded by changes to State Vehicle Code.
Fault Hazard Zone Ord. Safety Elemt. VIII-G	ES*	Develop and adopt an ordinance specifying the required setbacks of development from the Simi-Santa Rosa, Santa Susana, or other active or potentially active faults outlining hazard zones around faults and specific restrictions on development in these zones.	Project complete. Appropriate setbacks specified by City's Geotechnical guidelines and State law.
Inundation Map/Plan For Las Llajas Dam Safety Elemt. VIII-MM	ES*	The City should encourage County and State officials to complete, review, and approve the inundation map and emergency evacuation plan for the Las Llajas Dam as required by Code 839.5 of the State Emergency Services Act.	Inundation Map(s) under review by the State of California Division of Safety of Dams.
Dam Inundation Area Development Ord. Safety Elemt. VIII-NN	ES*	The City should adopt an ordinance outlining the type and density of new development in potential dam inundation areas.	Complete. Safety Element Policy VIII-3.7 revised on July 26, 1999.
Household Hazardous Waste Programs CS	PW (Formerly CS)	Establish household hazardous waste collection program.	Ongoing/complete. Collection program has been implemented.
Household Hazardous Waste Programs for recyclables	PW (Formerly CS)	Establish permanent recyclable hazardous waste collection facility.	Ongoing/complete. Collection program has been implemented.
Traffic Improvement Plan	PW-1	Develop and adopt a traffic improvement plan.	Complete. Traffic Impact Fee and Project List adopted in 1991. Plan implemented via Streets and Roads Five-Year Expenditure Program contained in the annual City budget.

* Items added after initial establishment of project priority.

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Traffic Management Devices	PW-2	Secure state-of-the-art traffic management devices such as synchronized traffic signals and computerized ramp meters.	Ongoing. 58 traffic signals have been interconnected, with additional expansions planned. Ramp metering signals are in place on all Freeway on-ramps. Eastbound ramp signals are in operation for the morning and evening peak hours. Recently implemented traffic signal synchronization system along the following arterials: Madera, First, Erringer, Cochran and Los Angeles.
Public Works Standards	PW-3	Update Public Works Standards, including standards for hillside roadways, rural areas, private roadways, and private driveways.	Ongoing. Started reviewing PW Standards in 2002. This process will look at all standards including land use, roads, sewer, storm drain, etc.
Base Maps	PW-4	Update of City base maps.	On-going. Certain land divisions and infrastructure have been entered into the City's GIS program. Public Works is available to assist the Environmental Services Department on an as-needed basis.
Traffic Funding Program	PW-5	Adopt a traffic-funding program that will identify funding sources to construct the improvements in the traffic improvement plan.	Complete. Traffic Impact Fee adopted in 1991 in conjunction with other sources of revenue is incorporated into the annual City budget as the current traffic-funding program.
Transportation Noise Mitigation Funding Program	PW-6	Establish a transportation noise mitigation measure-funding program to implement feasible noise mitigation measures for noise sensitive areas.	See ES-9.
Tanner Plan	PW-7	Implement the Policies and programs of the Hazardous Materials Management Plan adopted April 15, 1992.	<p>1. Business Tenancy Certificate (BTC) Program is Ongoing.</p> <p>2. Data Management - Access database program is continuing to run smoothly. Records are routinely crosschecked with EHC database available via the Internet.</p> <p>3. Inter-agency Referrals are integrated with Environmental Compliance response.</p> <p>4. Citizen Referrals are Ongoing/Complete. Staff attends monthly County Environmental Crimes Task Force meetings.</p> <p>5. GIS - Photomapper software is installed and in use.</p> <p>6. Waste Minimization - Ongoing/Complete. Waste minimization strategies are incorporated in routine Environmental Compliance inspections.</p>

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Tanner Plan (continue)	PW-7	<p>7. Inspections - Ongoing and coordinated with appropriate external agencies as needed.</p> <p>8. Training - Annual HAZMAT certification scheduled for October.</p> <p>9. Emergency Response Plan and Emergency Services Coordinator support - Environmental Compliance Program Coordinator/HAZMAT Continues as a Technical Specialist in the City's Incident Command structure.</p> <p>10. Management Information - Ongoing. Distributes emergency response and regulatory information via email and Internet.</p> <p>11. Public Information - Ongoing; Staff routinely responds to public inquiries regarding hazardous materials/waste issues. Public contact is maintained via participation in Community Awareness Emergency Response (CAER) groups and Local Emergency Planning Committee.</p>	
PW-7a Ventura County BHD (PW in support)		Review the discretionary permit conditions for hazardous waste generators.	Environmental Compliance Division staff, routinely reviews discretionary Tenancy conditions via the Business Tenancy Certificate and the Plan check process. Referrals are made to the Certified Unified Program Agency (CUPA) and the APCD.
PW-7b		Develop hazardous materials database.	The CUPA is required to maintain a database of businesses holding hazardous materials permits. The data is available over the internet and is cross checked with businesses that hold Level II - Business Tenancy Certificates.
PW-7c		Expand waste reduction and treatment; coordinate inspections.	Environmental Compliance staff routinely coordinates joint inspections with agencies identified in the City's Hazardous Materials Management Plan.
PW-7d		Pretreatment waste reduction program.	Pretreatment waste reduction is ongoing under the pretreatment Program.
PW-7e		Provide coordination between permitting agencies and central permit authority.	The Business Tenancy Certificate (BTC) Program coordinates and focuses permitting activities.
PW-7f		Develop management strategies for residentially generated solvents and oils.	The Household Hazardous Waste Program services residents with monthly drop off collection events.

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Hazardous Waste Generator and Disposal Sites	PW-8	Maintaining data concerning existing and previous hazardous waste generators and disposal sites.	City and County databases of hazardous waste are maintained.
Water Conservation	PW-9	Promote water conservation and ensure that water quality and quantity are adequate for safe, efficient uses.	The City maintains an updated Urban Water Management Plan (UWMP), and will be updating the year 2000 UWMP by December, 2005. The UWMP includes a chapter on water conservation, and describes "best management practices" the City will employ and facilitate to promote conservation.
Storm Drainage	PW-10	Survey the condition of the storm drainage system and update the Master Plan of Drainage.	On-going. Will be updated in FY 2005-2006 and FY 2006-2007.
Water Recycling	PW-11	Encourage the safe recycling of water by both the public and private sectors.	Ongoing. Recycled water is now being used at the Simi Valley Landfill and for landscaping at the 20-acre Public Services Center. An extension of the existing recycled water line is being discussed, and candidate projects are being conditioned to install recycled water systems, such as the Simi Town Center.
Improvement Funding	PW-12	Establish a procedure to collect money from smaller projects so improvements such as street widening, traffic improvements, and under-grounding of utilities can be accomplished in a cost-effective manner and in proportion to size.	On-going. Traffic Impact Fee funds are retained in a separate account to be used expressly for street widening and traffic improvements. The fees are proportionate to project size and are accumulative until the cost effective to construct the required improvement. Where possible, the under-grounding of existing utilities adjacent to street widening projects is included in the fee structure and the actual construction project.
Reclaimed and Groundwater Use	PW-13	Develop a plan for the safe and economical use of reclaimed and groundwater from local sources.	The City/Waterworks District is pursuing 2 projects specifically based on local groundwater use - the West End Wells and the Tapo Canyon Groundwater Treatment Plant. Both projects depend upon grant funding to make them economically viable. Grant funds are available for the Tapo Canyon project, and further grants for that project as well, as for the West End Wells were applied for and are pending a response from the granting agencies. Should sufficient grant funds become available, these projects would be implemented.

PROJECT	DEPT/ PRIORITY	TASK DESCRIPTION	STATUS
Sewage Disposal	PW-14	Periodically evaluate the sewage disposal system to ensure its adequacy.	<ul style="list-style-type: none"> • Water Quality Control Plant: The Nitrification/Denitrification upgrade was completed in October 2004; a Liner System for Stormwater Lagoon No. 1 will be built in 2006; SCADA system replacement scheduled for 2006-2008; Cogeneration from digester gas is under evaluation. These projects meet and supplement the Plant Master Plan. • A Sewer System Master Plan will commence in 2005/2006 to survey and evaluate the City's overall sewage conveyance system. 56 sewer manholes located in high groundwater areas will be rehabilitated in 2005/2006.
Water Supply	PW-15	Continuously evaluate the water supply and distribution system to ensure adequate functioning. Update existing analysis tools to reflect City growth and changes in technology.	The Water Master Plan is currently being updated, including calibrating the water distribution system model. Ongoing maintenance programs to paint and recoat water tanks, replace aging motors, motor control centers at pumping stations and to replace old water meters remain ongoing. Energy efficiency remains a top priority. A vulnerability study and emergency response plan was completed in 2004.

COMPARISON OF THE SIMI VALLEY GENERAL PLAN AND OPR GUIDELINES

<u>OPR Guidelines</u>	<u>Location in General Plan</u>
<u>Land Use</u>	
Distribution of housing, business, and industry	Land Use Map and Appendix F
Standards of population density and building intensity	Land Use (p. 3.17 - 3.26)
Distribution of open space, including agricultural land	Land Use Map
Distribution of mineral resources and provisions for their continued availability	Land Use Map (Natural Resource Areas)
Distribution of recreation facilities and opportunities	Land Use Map, Recreation Element, Appendix D, and Appendix E
Location of educational facilities	Land Use Map
Location of public buildings and grounds	Land Use Map
Location of future solid and liquid waste facilities	Land Use Map
Identification of areas subject to flooding	Appendix J (p. J-2.53)
Identification of existing Timberland Preserve Zone lands	Not applicable
<u>Circulation</u>	
General location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities	Land Use Map, Scenic Roadways Map, Appendix J (Figures 20-22)
Correlation with the Land Use Element	Adopted land use plan incorporated in the City computerized traffic model as the General Plan Build-out scenario.

<u>Housing</u>	<u>Location in General Plan</u>
Preservation of housing	Housing Element (Sec. 5.3.16 E.)
Maintenance of housing	Housing Element (Sec. 5.3.11)
Improvement and conservation of housing, including affordable housing stock	Housing Element (Sec. 5.8.2 C.)
Development of housing	Housing Element (Sec. 5.8.2 A.)
Adequate sites for housing	Housing Element (Sec. 5.5.1)
Adequate provision of housing for existing and projected needs, including regional share, for all economic segments of the community	Housing Element (Sec. 5.8.3)
Housing opportunities for all persons	Housing Element (Sec. 5.8)
Coastal zone replacement housing	Not applicable.
Public participation in development of the housing element	Housing Element (Sec. 5.1.5)
<u>Conservation</u>	<u>Location in General Plan</u>
Water and its hydraulic force	Conservation/Open Space Element policies related to preservation of natural watercourses and conservation; Safety Element policies related to flood protection.
Forests	Conservation/Open Space Element policies related to protection of mature trees.
Soils	Conservation/Open Space Element policies related to grading and restoration of excavation/extraction sites.
Rivers and other waters	Conservation/Open space Element policies related to watercourses and riparian habitat.
Harbors	Not applicable
Fisheries	Not applicable
Wildlife	Conservation/Open Space policies related to open space preservation, protection of native species and habitat, and protection of wildlife corridors.
Minerals and resources addressed by Public Resources Code Sections 2762-4	Conservation/Open Space (Policy IV-1.6)

<u>Open Space</u>	<u>Location in General Plan</u>
For preservation of natural resources	Conservation/Open Space Element (p. 4.6-4.8)
For managed production of resources	Conservation/Open Space Element (p.4.7)
For outdoor recreation	Recreation Element (p. 6.3-6.5)
For public health and safety	Safety Element (p. 8.5)
Trail-oriented recreation use	Master Trail System map
Trail integration with the California Recreation Trails System	Recreation Element (p. 6.4)
<u>Noise</u>	
Identify and appraise noise problems	Noise Element (p. 10.1-10.5); Technical Appendix H
Analyze and quantify current and projected noise levels for highways, freeways, primary arterials, major local streets, railroads, ground rapid transit systems, airports and heliports, aircraft over flights, local industrial plants, and other ground stationary sources	Technical Appendix H: Existing Noise Contours (Figures A10-A10.9) and Future Noise Contours (Figures A11-A11.9)
State noise levels in terms of CNEL or Ldn	Noise Element (p. 10.4)
Use noise contours to establish land use pattern	Noise Element Policy X-1.1
Implementation measures and possible solutions	Noise Element (p. 10.7-10.8)
<u>Safety</u>	
Seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure	Appendix J (Figures 5, 9, 10, 11, and 17)
Slope instability leading to mudslides and landslides	Appendix J (Figures 12 & 13)
Subsidence and other known geologic hazards	Appendix J (Figures 14 & 15)
Flooding	Appendix J (Figure 16)
Wildland and urban fires	Appendix J (Figures 18 & 19)
Provision of evacuation routes, peak load water supply, minimum road widths, and clearance around structures related to fire and geologic hazards	Community Services Element (p. 9.7); Safety Element (p. 8.10-8.13); Circulation Element (p. 7.8-7.9)